Horsham District Council

Mr Simon Brett
Brett Incorporated Limited
18 Seal Road
Selsey
Chichester
PO20 0HW

Application Number: DC/26/0143

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Laxley Pennant

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby **REFUSE** to permit the works specified hereunder, that is to say:

Erection of 3 buildings (D, E & F), reposition PD Building C, provision of a formal parking and turning layout to serve all units along with dedicated internal access to land to the rear, the use of Buildings C, D & E for variable B8 and E(g) use, Building F for variable B8, E(d), and E(g) use and for all Buildings (A, B, C, D, E & F) and all units to be capable of being used independently of each other

Hollinger, Marthas Barn Warehouse Wheatsheaf Road Henfield West Sussex

as shown on Plan and Application Number DC/26/0143 submitted to the Council on 18/02/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development, by reason of the scale, siting and cumulative extent of built form, hardstanding and commercial activity, would result in the urbanisation and erosion of the rural character of the site and its surroundings. The proposed development would fail to protect, conserve and enhance the key features and characteristics of the landscape character area in which it is located. The development is therefore contrary to Policies 25, 26, 32 and 33 of the Horsham District Planning Framework, Policies 10 and 12 of the Henfield Neighbourhood Plan, and paragraphs 135 and 210 of the National Planning Policy Framework.

2 It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development, due to the nature of uses, scale and level of activity, and proximity to nearby residential properties, would not result in unacceptable levels of noise and disturbance. The proposal therefore fails to demonstrate that it would safeguard the amenity of neighbouring occupiers, contrary to Policies 25 and 33 of the Horsham District Planning Framework and paragraph 135 of the National Planning Policy Framework.

3 Insufficient information has been provided in respect of trip generation, existing and proposed traffic movements, visibility splays, and parking provision. It has not therefore been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would benefit from safe and adequate access, and would not result in unacceptable impact on highway safety or severe residual cumulative impacts on the road network, contrary to Policy 40 of the Horsham District Planning Framework and paragraph 116 of the National Planning Policy Framework.

4 Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on protected species and its habitat, and to establish how the development will contribute to measurable Biodiversity Net Gain, contrary to Policy 31 of the Horsham District Planning Framework (2015) and Paragraph 193 of the National Planning Policy Framework.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	1891.3/01	28.01.2026
Site plan	Block Plan	1891.3/02	28.01.2026
Elevation & Floor plan	Floor Plan and Elevations of Building C	1891.3/03	11.02.2026
Elevation & Floor plan		1891.3/04	28.01.2026
Floor plan	Floor Plans of Buildings E & F	1891.3/05	28.01.2026
Elevation plan	North and South Elevations of Buildings E & F	1891.3/06	28.01.2026
Elevation plan	East and West Elevations of Buildings E & F	1891.3/07	28.01.2026
Plans	Baseline Habitat	NONE	28.01.2026
Plans	Proposed Habitat Map	NONE	28.01.2026
Elevation & Floor plan	Floor Plan and Elevations of PD B8 Building	1831.3/03	28.01.2026

Note To Applicant:
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Emma Parkes
Head of Development and Building Control

Date: 15/04/2026

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning

applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.